

BRAMHALL RESIDENCE GARAGE - STUDIOS

35 FOREST ROAD
WEST TISBURY, MA
PARCEL- 14-6

PERMIT SET



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CIVIL ENGINEER:

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STRUCTURAL ENGINEER:

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37 OLD VILLAGE ROAD, ACTON, MA 01720
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GARAGE STUDIOS
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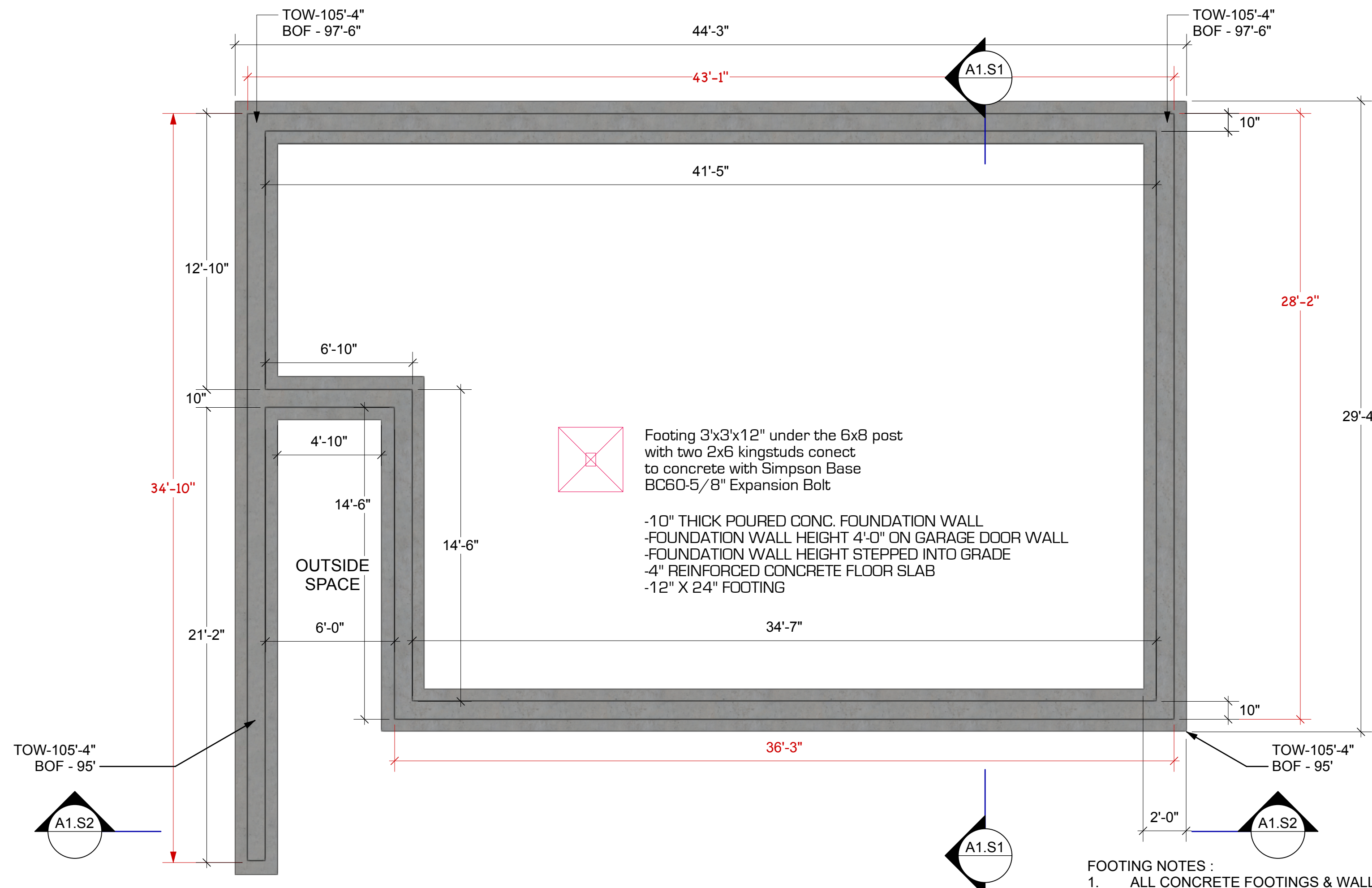
BRAMHALL GARAGE STUDIO
3 FOREST RD, WEST TISBURY MA 02568

COVER SHEET
Scale: 1/4" = 1'-0"

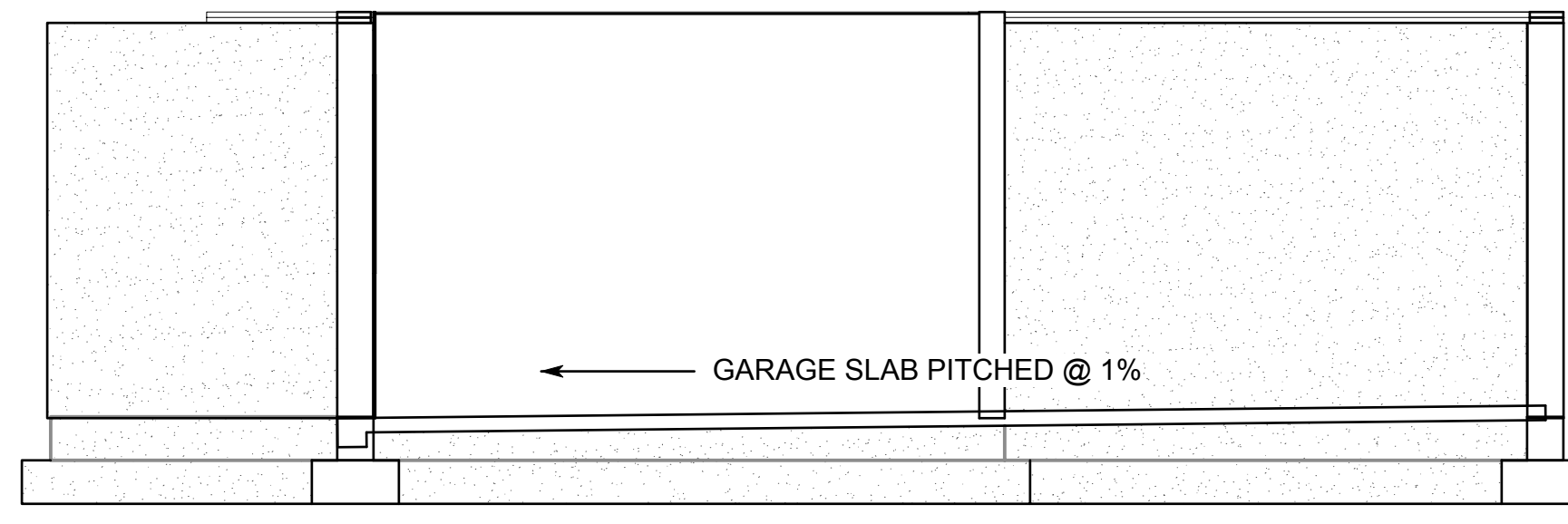
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1.02.2023

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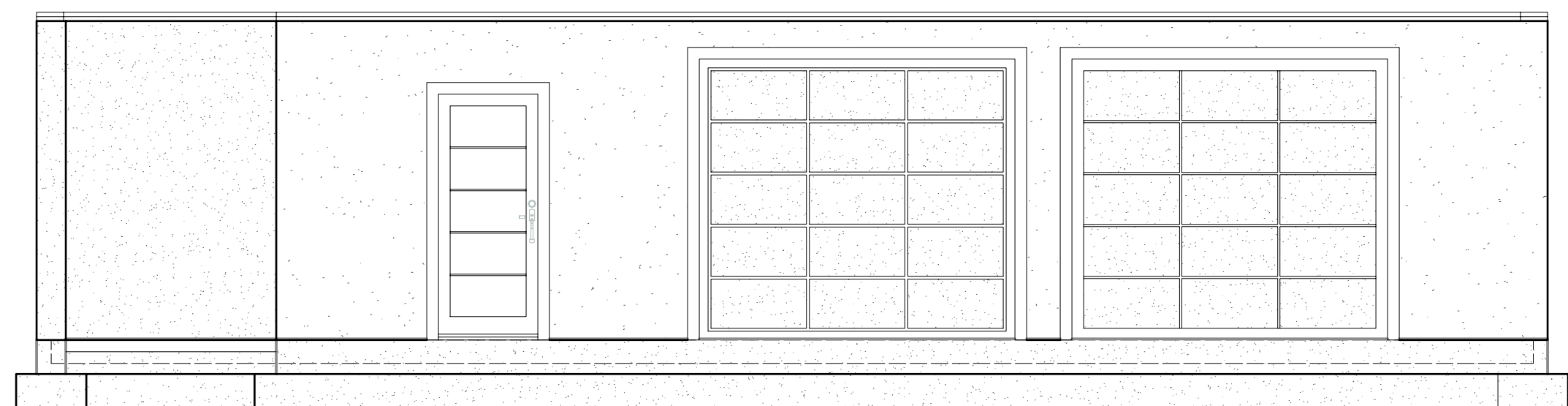
A



A1.1 Plan Footing / Foundation Wall
Scale: 1/4" = 1'-0"



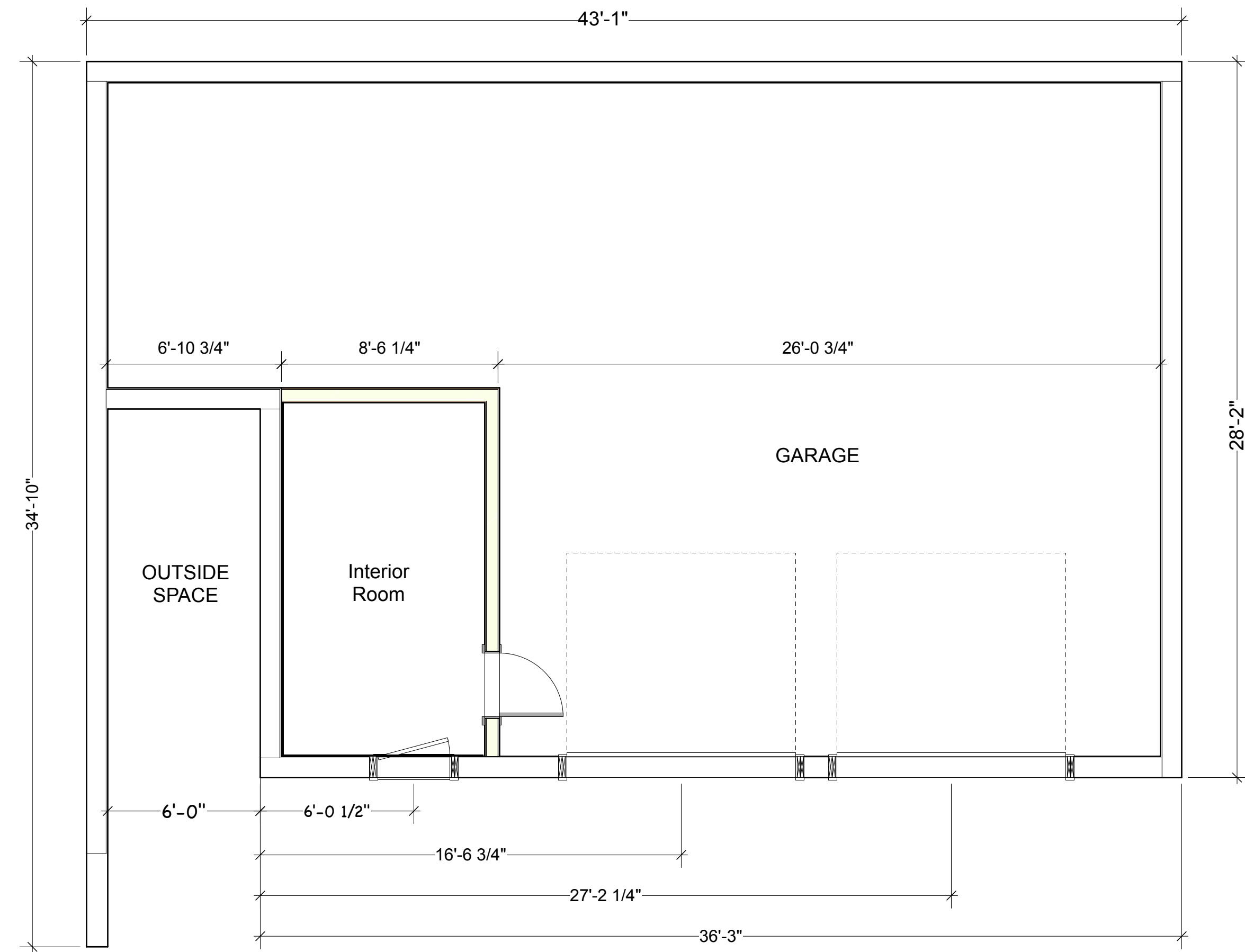
A1.S1 Foundation Wall Section North
Scale: 1/4" = 1'-0"



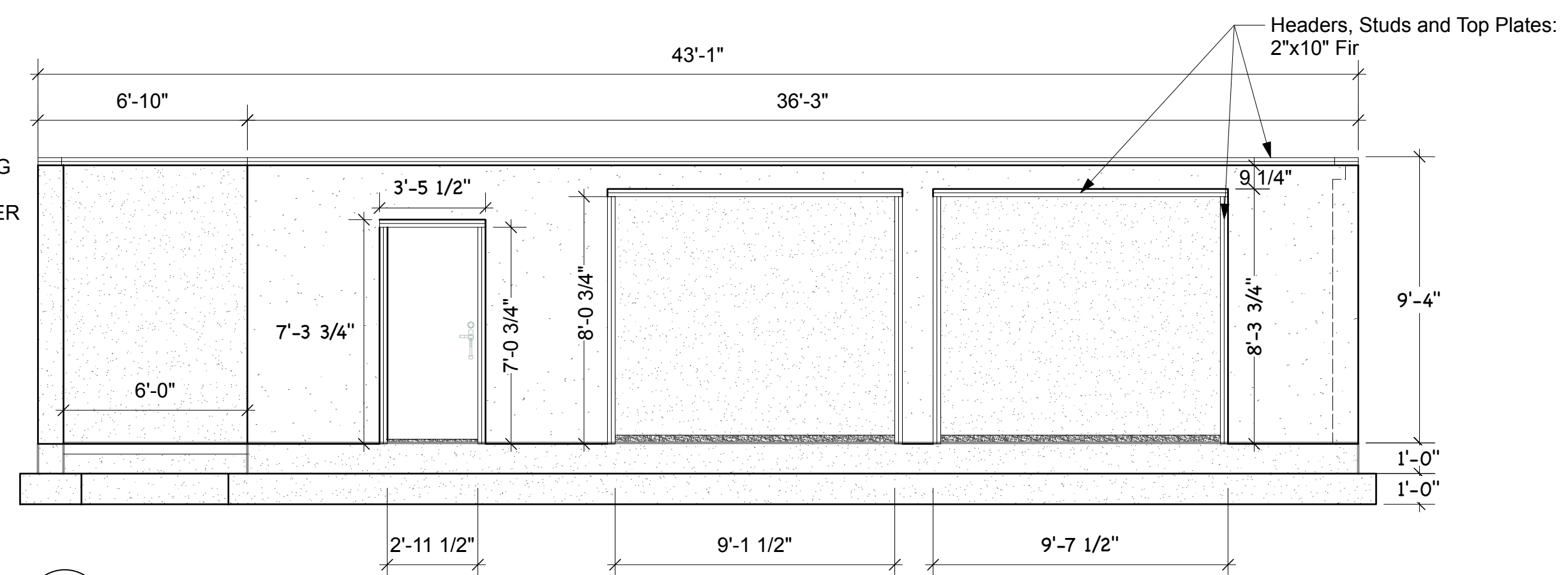
A1.S2 Foundation Wall Section East: Footing / Foundation
Scale: 1/4" = 1'-0"

NOTES: 4" Reinforced Concrete Slab:
 -#5 bottom bars at 3" clear cover.
 -Vertical bars #5 at 18" o.c. at 3" clear cover from the earth face with 11" L hook at the bottom.
 -Horizontal bars at 12" vertical spacing in the walls, with 2'x2'L lap bars at the four corners.
 -The 4" slab has a 8" thick edge at the openings with #5 nosing bar.

- FOOTING NOTES:
1. ALL CONCRETE FOOTINGS & WALLS TO HAVE 3000 PSI CONCRETE.
 2. ALL WALL FOOTINGS TO BE MINIMUM 24"X12" OR AS NOTED OTHERWISE.
 3. ALL FROST WALLS TO BE 12" THICK AND TWO FEET BELOW FINISH GRADE.
 4. ALL WALLS TO HAVE 3-#5 GRADE 60 REBARS AT TOP OF THE WALL AND AT BOTTOM OF THE FOOTING.
 5. ALL FOOTING PADS TO HAVE #5 BARS AT 6" O.C. BOTH WAYS AT THE BOTTOM.
 6. ALL POSTS MUST BE ANCHORED TO PADS AND CONCRETE WALLS WITH FOUR TAPCONS.
 7. ALL PSL POSTS MUST HAVE METAL BASES BC40 OR BC60 AT CONCRETE FOOTINGS / WALLS.
 8. ALL REINFORCING STEEL TO HAVE 3" CLEAR COVER WHEN BELOW GRADE.
 9. ALL REINFORCING STEEL TO HAVE 11/2" CLEAR COVER WHEN ABOVE GRADE.
 10. FLOOR SLABS MUST BE 4" THICK WITH FIBER MESH AND 3500 PSI CONCRETE.
 11. PROVIDE CONTROL JOINTS IN WALLS AT EVERY 20 FT.
 12. PROVIDE CONTROL JOINTS IN SLABS AT EVERY 20 FT. & ALONG THE COLUMN LINES.
 13. ALL CONTROL JOINTS MUST BE CAULKED WITH SILICONE AFTER 28 DAYS FROM THE POUR.



A1.3 Plan FL 1 - 1010 sf
Scale: 1/4" = 1'-0"

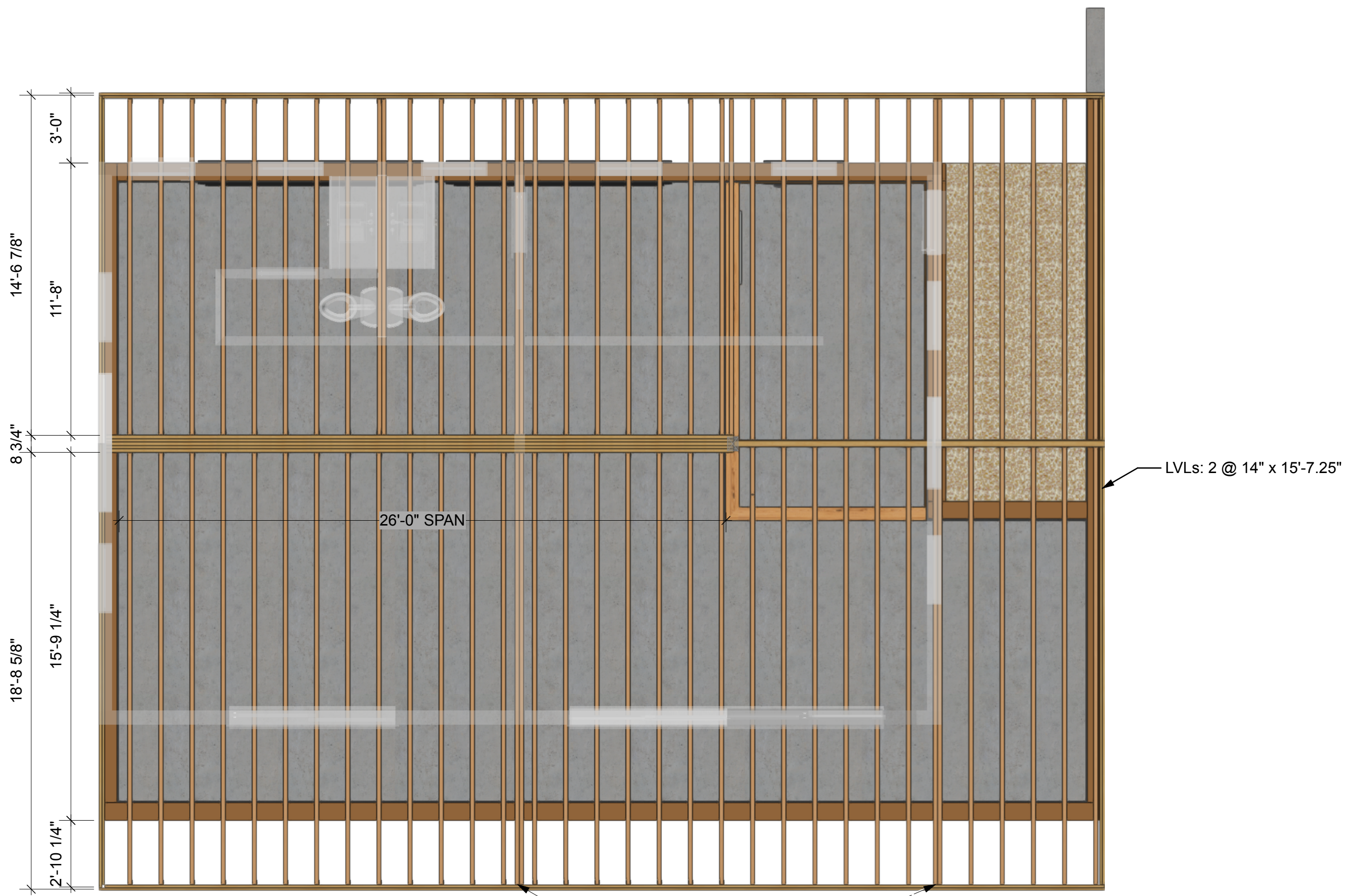


A1.4 Elevation East: FL 1
Scale: 1/4" = 1'-0"

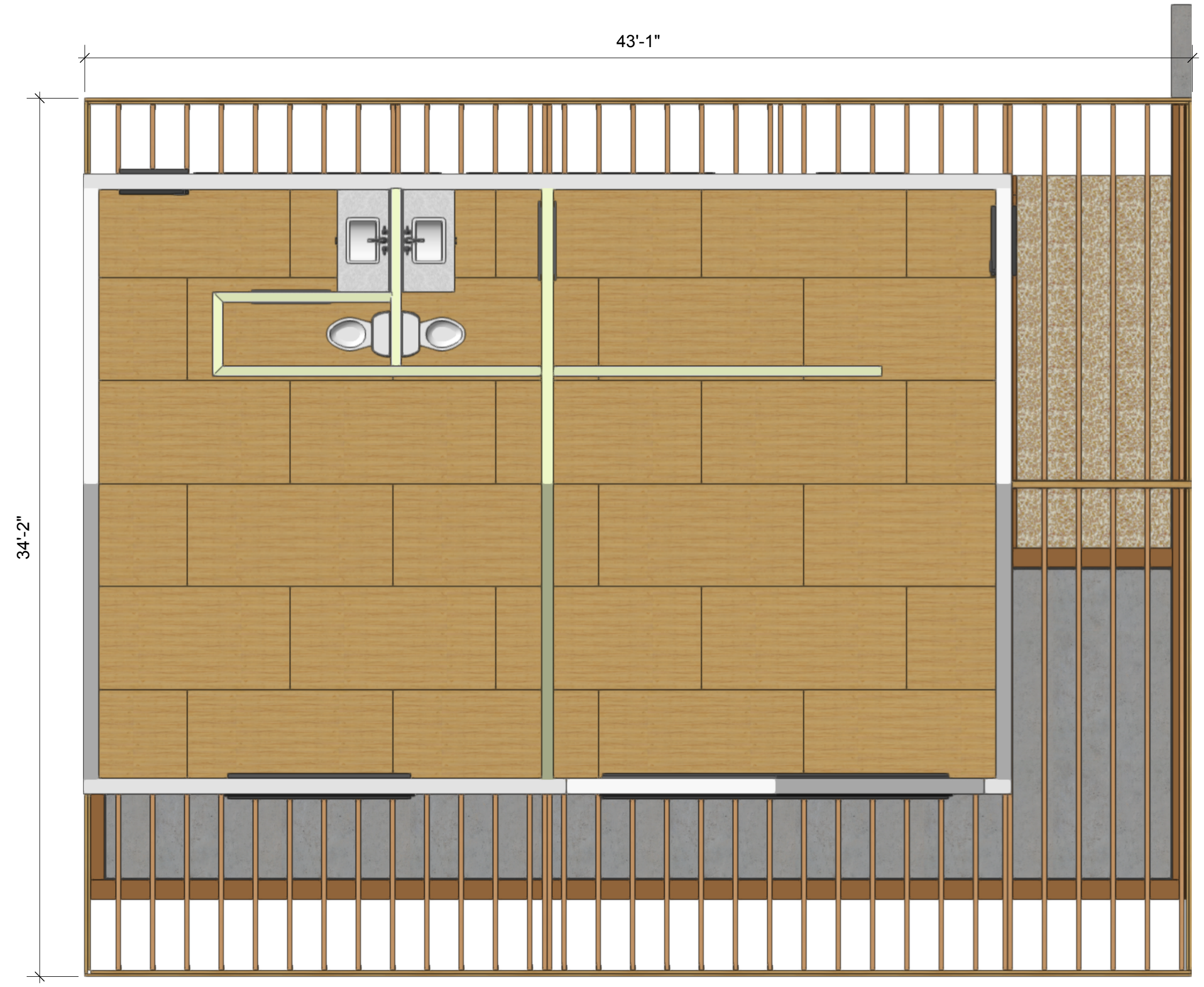


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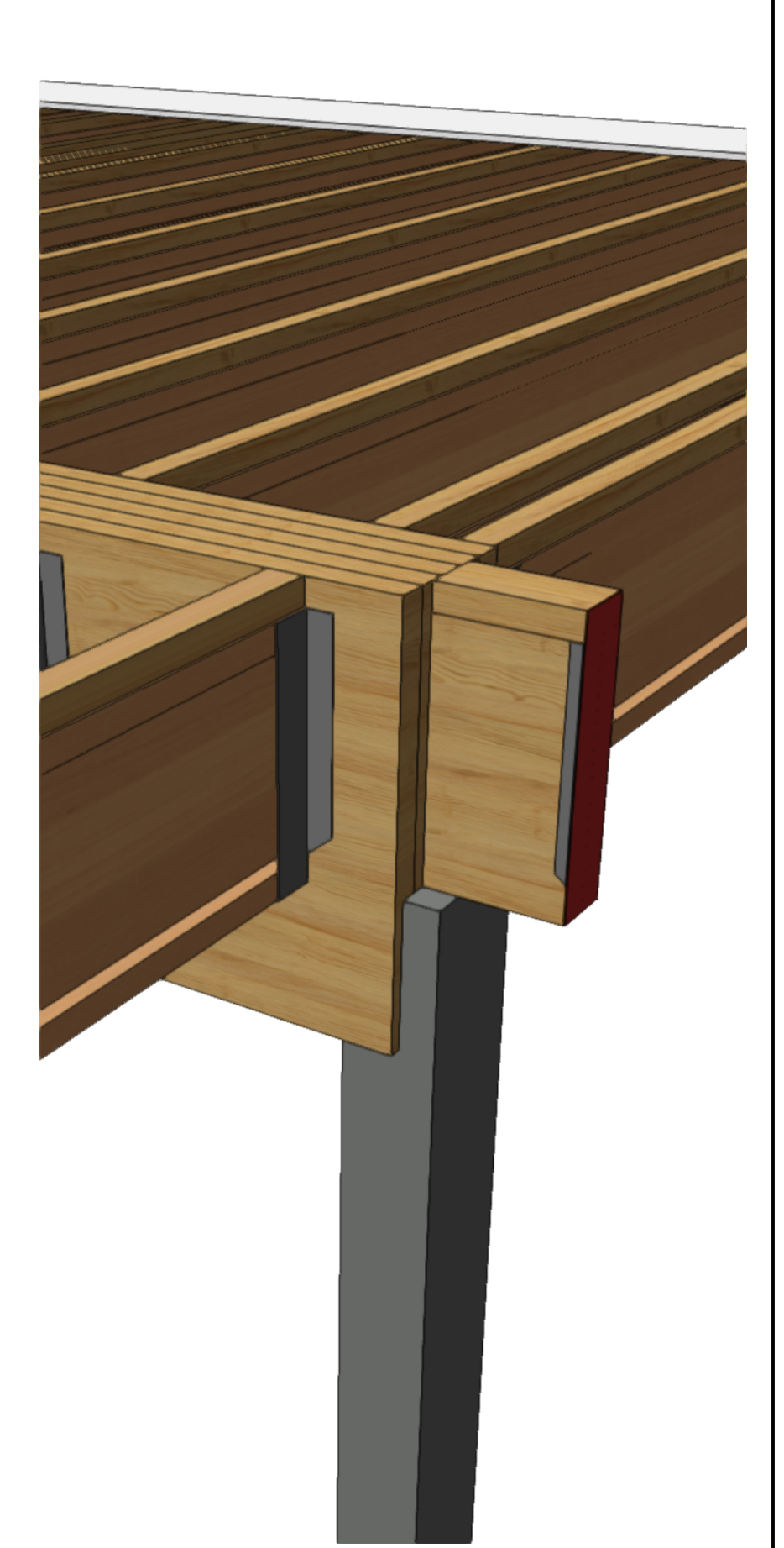
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A2.1 PLAN DECK ASSEMBLY
Scale: 1/4" = 1'-0"

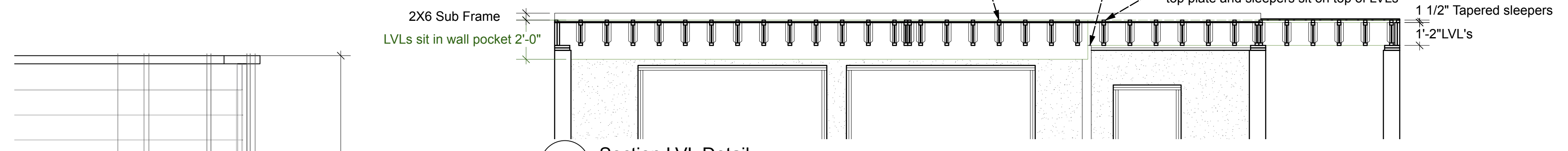


A2.3 PLAN DECK
Scale: 1/4" = 1'-0"

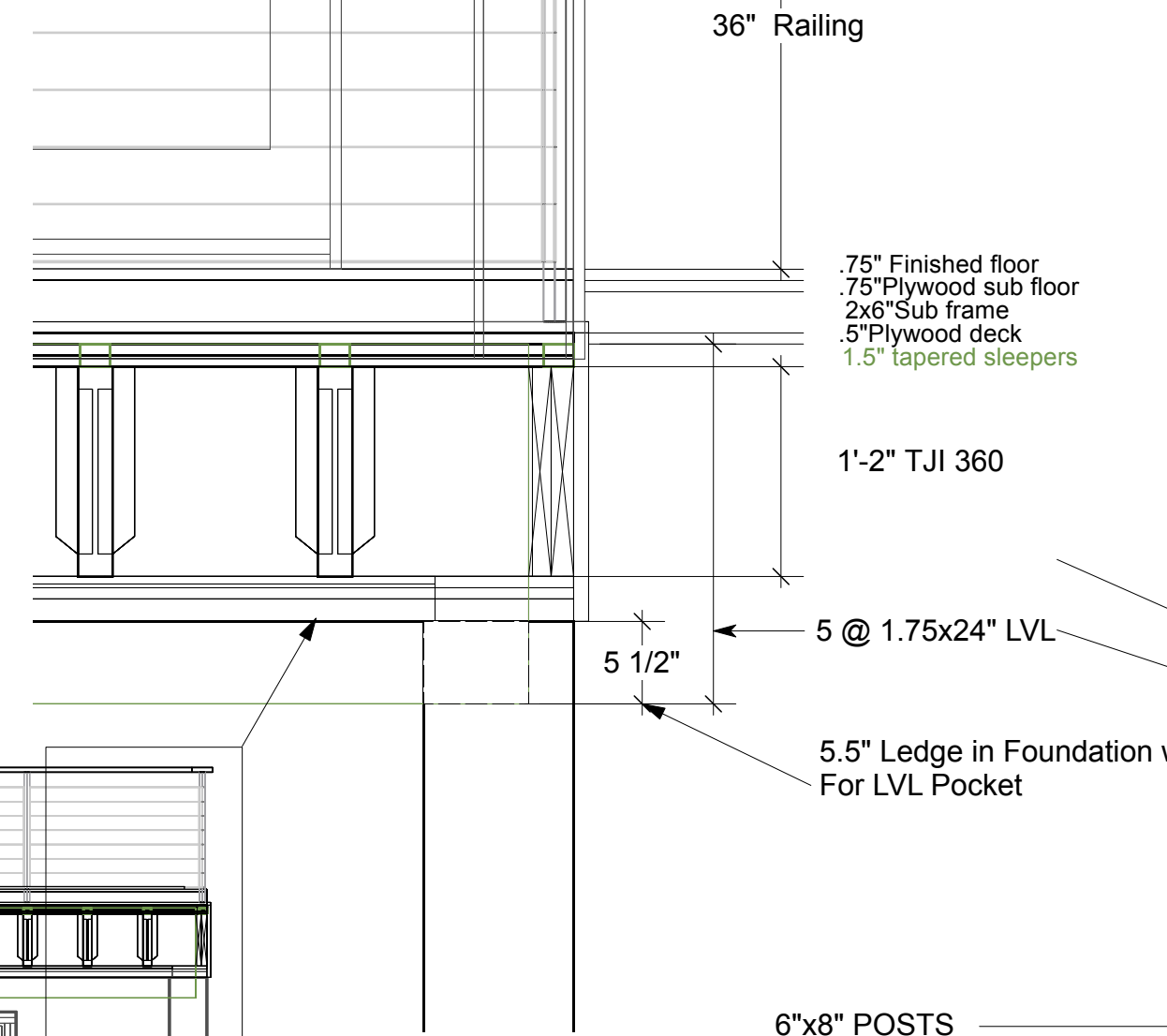


4 Post Detail
Scale: 1/8" = 1'-0"

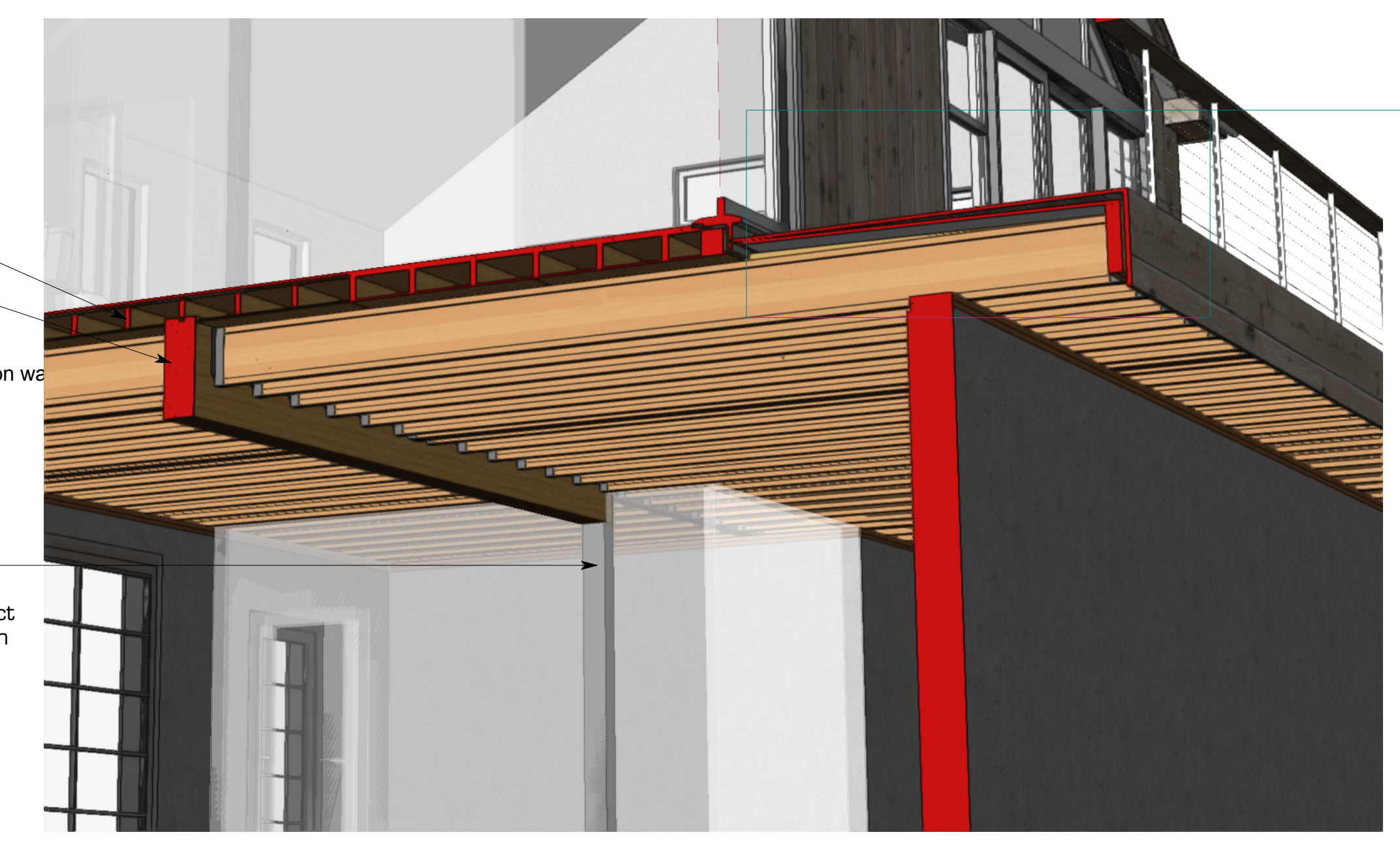
- FLOOR FRAMING:**
1. ALL FLOOR JOISTS TO BE 14" TJI 360 @16"O.C. UNLESS NOTED OTHERWISE.
 2. ALL POSTS TO BE 3-2X4 MULTIPLE LSL STUD POSTS IN WALLS FOR HEADERS UNLESS NOTED OTHERWISE.
 3. ALL BEAMS NOTED AS "PSL" OR "LVL" MUST BE PARALLAMS OR GANGLAMS OF WIDTH IN MULTIPLES OF 13/4".
 4. ALL HEADERS MUST HAVE TWO JACK STUDS AND ONE KING STUD AT EACH END.
 5. ALL HEADERS UNDER 5' SPAN TO BE 2-2X10 AT INTERIOR BEARING PARTITIONS.
 6. ALL HEADERS UNDER 8' SPAN TO BE 3-2X12 AT INTERIOR BEARING PARTITIONS.
 7. ALL HEADERS UNDER 5' SPAN TO BE 3-2X12+2-1/2" THICK CDX PLY AT EXTERIOR BEARING WALLS.
 8. ALL HEADERS UNDER 8' SPAN TO BE 51/4" X 91/4" PSL AT EXTERIOR BEARING WALLS.
 9. PROVIDE TWO FLOOR JOISTS UNDER THE WALLS UNLESS NOTED OTHERWISE.
 10. RIM JOISTS TO BE 2-LSL 11/4" THICK OR BEAMS AS NOTED ON THE DRAWINGS.
 11. ALL DECK JOISTS TO BE 2X8 SYP #1 PRESSURE TREATED AT 12" SPACING.
 12. ATTACH WALL BOARD TO ALL JACK STUDS, STUD POSTS AND PSL POSTS IN VERTICAL LINES WITH #14 DRYWALL SCREWS AT 6" SPACING TO PROVIDE LATERAL BRACING TO ALL WOOD POSTS.
 13. LPI32X ~ TJI230 ~ AJS150 ~ BC4000 ARE ALL EQUAL I JOISTS.
 14. LPI36 ~ TJI360 ~ AJS20 ~ BC15000 ARE ALL EQUAL I JOISTS.
 15. LPI56 ~ TJI560 ~ AJS25 ~ BC16000 ARE ALL EQUAL I JOISTS.



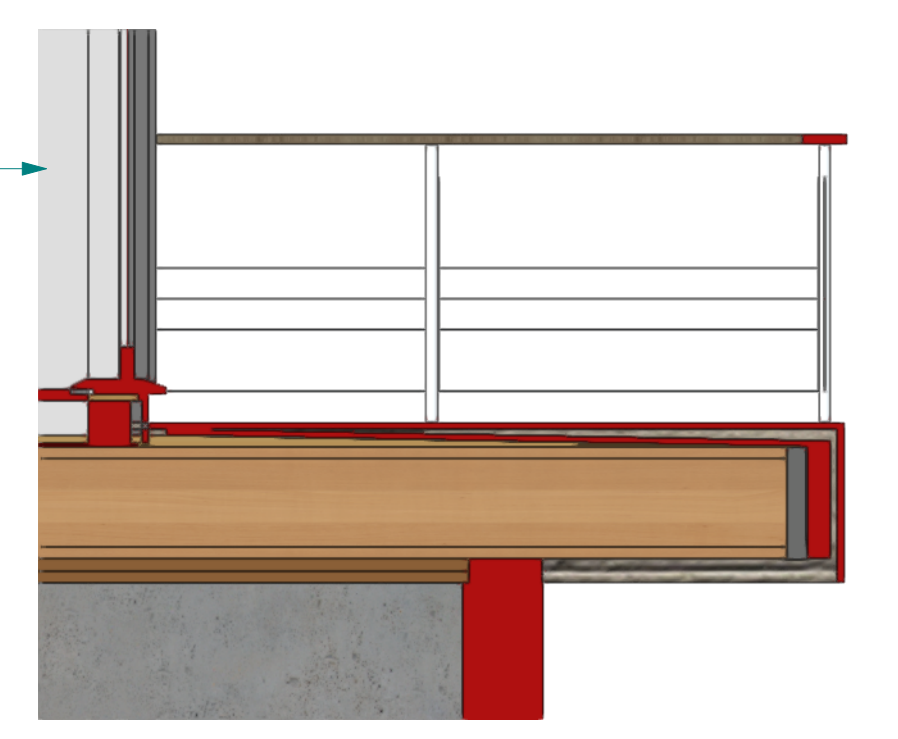
3 Section LVL Detail
Scale: 1/4" = 1'-0"



A2.2 EAST ELEVATION DECK
Scale: 1/4" = 1'-0"



A2.4 Detail
Scale: 1/4" = 1'-0"



PLAN DECK ASSEMBLY - SECTION DECK ASSEMBLY
Scale: 1/4" = 1'-0"



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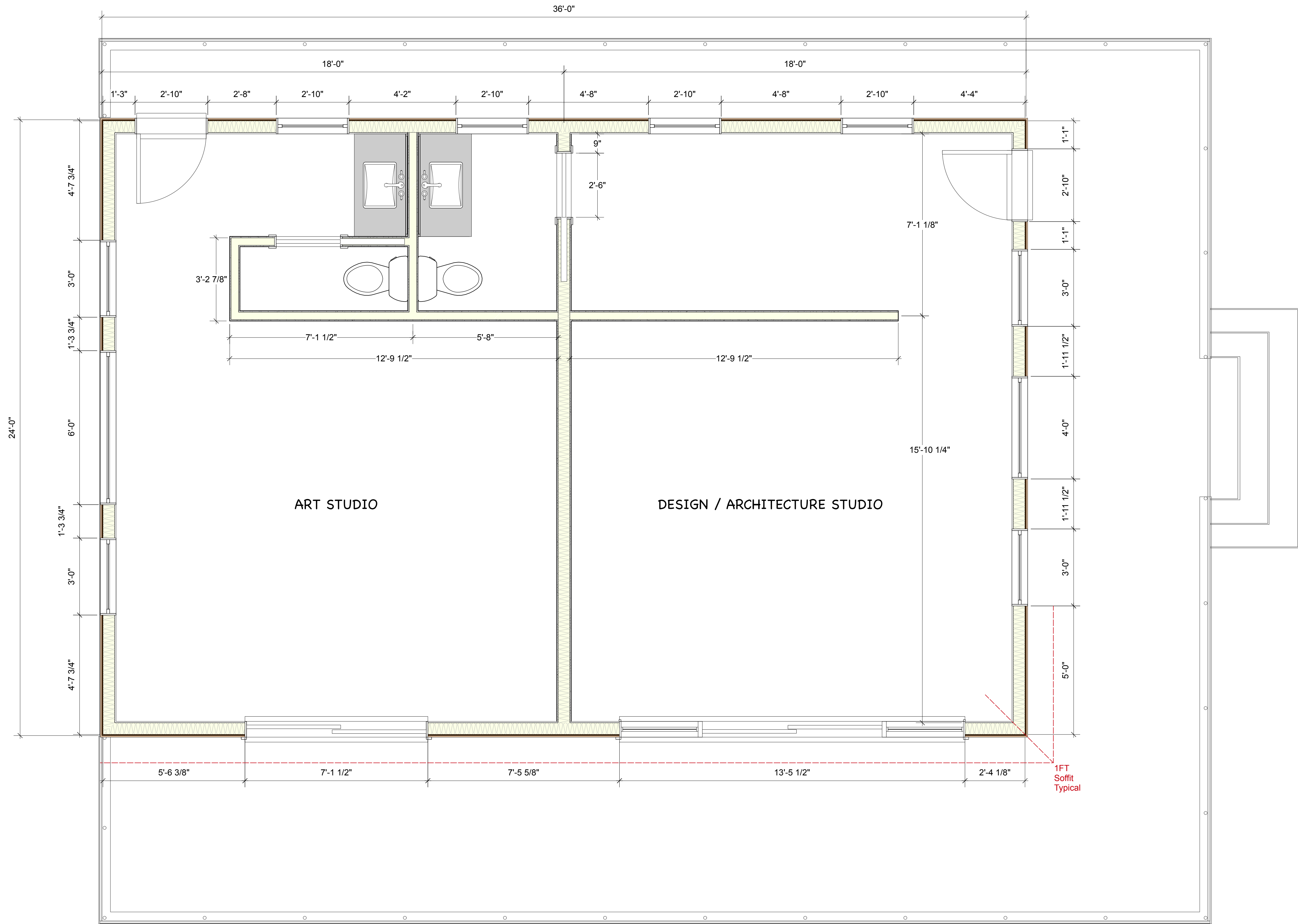
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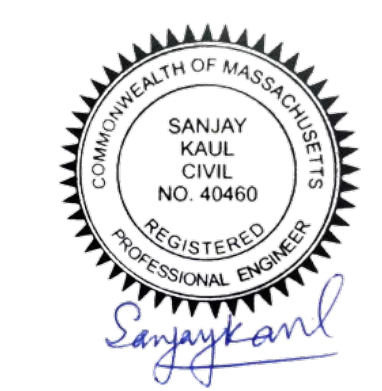
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A.2



2 PLAN FL -2A
Scale: 1/2" = 1'-0"



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PLAN DECK ASSEMBLY - SECTION DECK ASSEMBLY
Scale: 1/4" = 1'-0"

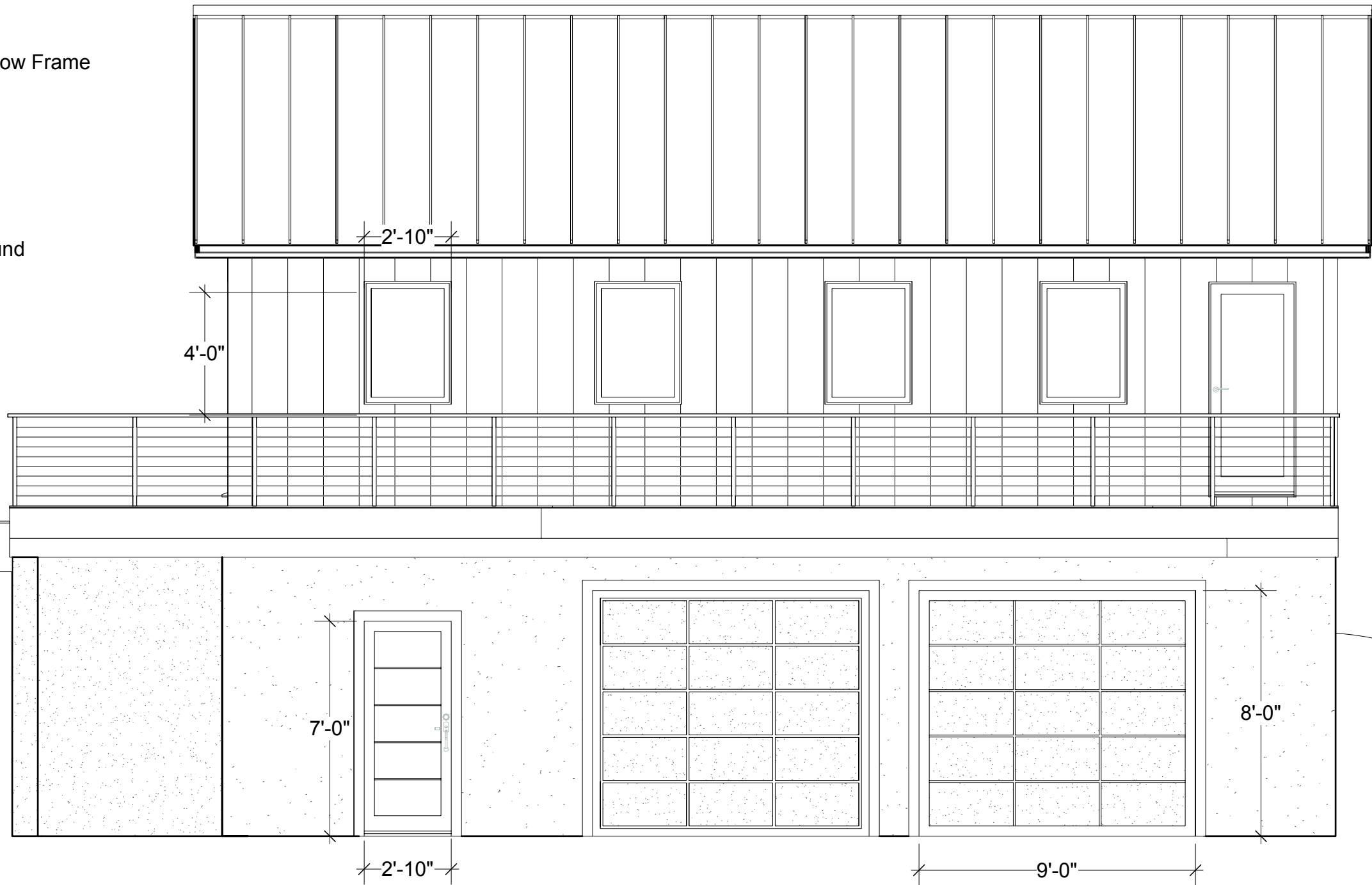
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A.3B

Windows:
 Marvin Ultimate Awning Crank Out Narrow Frame
 Unit Size: 34" W x 48"H
 Exterior Finish: Clad Ebony Black
 Interior Finish: Primed white
 Sticking option: Square
 Hardware: Contemporary Lift Lock
 Hardware Finish: Satin Nickel
 Glass: Standard, not decorative
 Screen: Standard Half Aluminum surround
 Mesh: Marvin Bright View
 *Casings: Flat
 *Subsill: A217

*Not sure if we need these

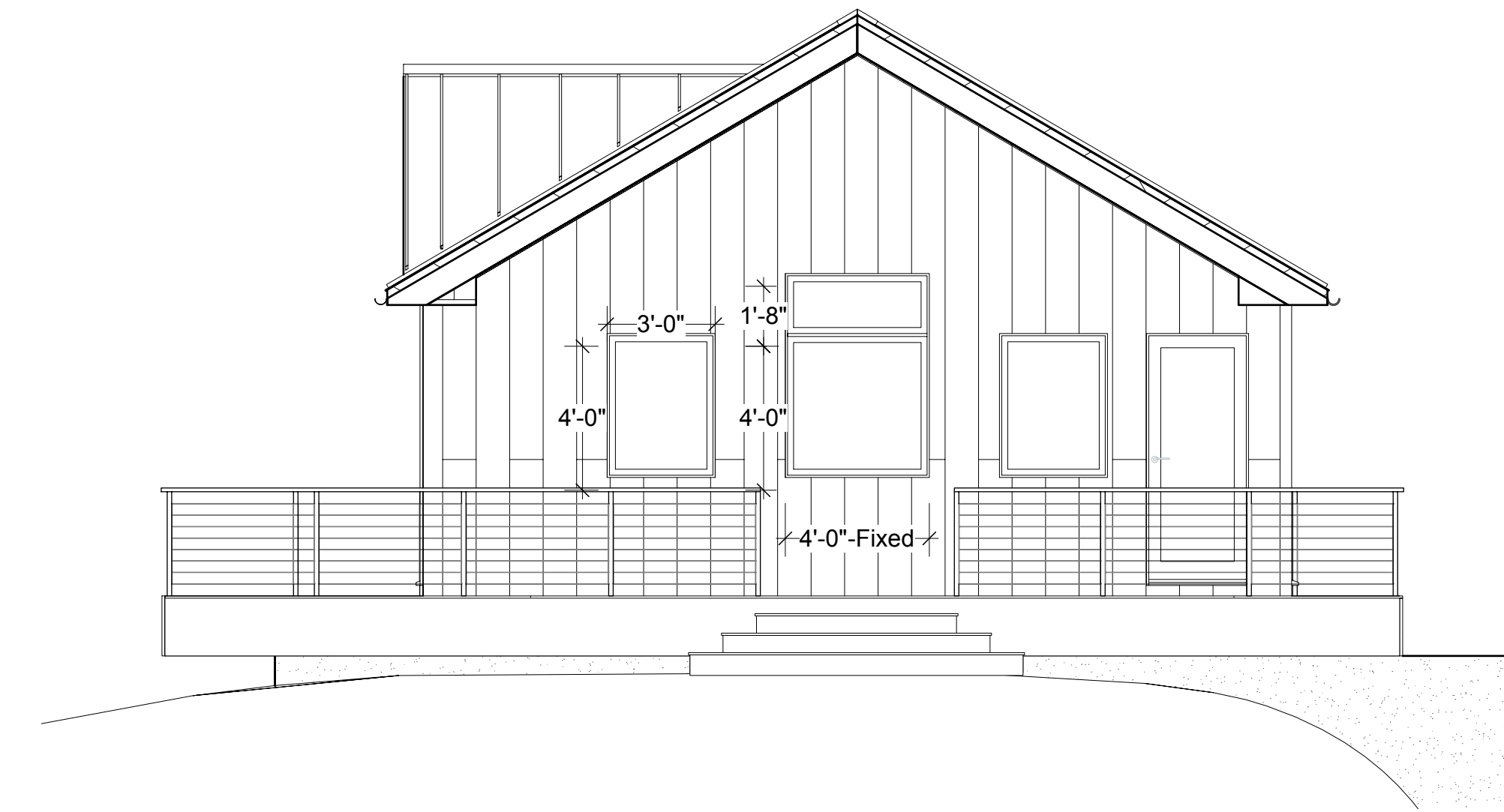
Lower Door: Finish to match windows
 Marvin Ultimate Swing
 Unit Size: 34" W x 84"H
 Exterior Finish: Clad Ebony Black
 Interior Finish: Primed white
 Hardware: Hoppe Contemporary
 Hardware Finish: Satin Nickel
 Glass: Frosted
 Screen Door: Clad Ebony Black
 Mesh: Marvin Bright View



A4.E East Elevation
 Scale: 1/4" = 1'-0"

Upper Door: Finish to match windows
 Marvin Ultimate Swing
 Unit Size: 34" W x 84"H
 Exterior Finish: Clad Ebony Black
 Interior Finish: Primed white
 Hardware: Hoppe Contemporary
 Hardware Finish: Satin Nickel
 Glass: Standard
 Screen Door: Clad Ebony Black
 Mesh: Marvin Bright View

Garage Doors:
 Manufacturer: TBD
 Unit Size: 108" W x 96"H
 Exterior Finish: Clad Ebony Black
 Interior Finish: Clad Ebony Black
 Glass: Frosted



A4.S South Elevation
 Scale: 1/4" = 1'-0"

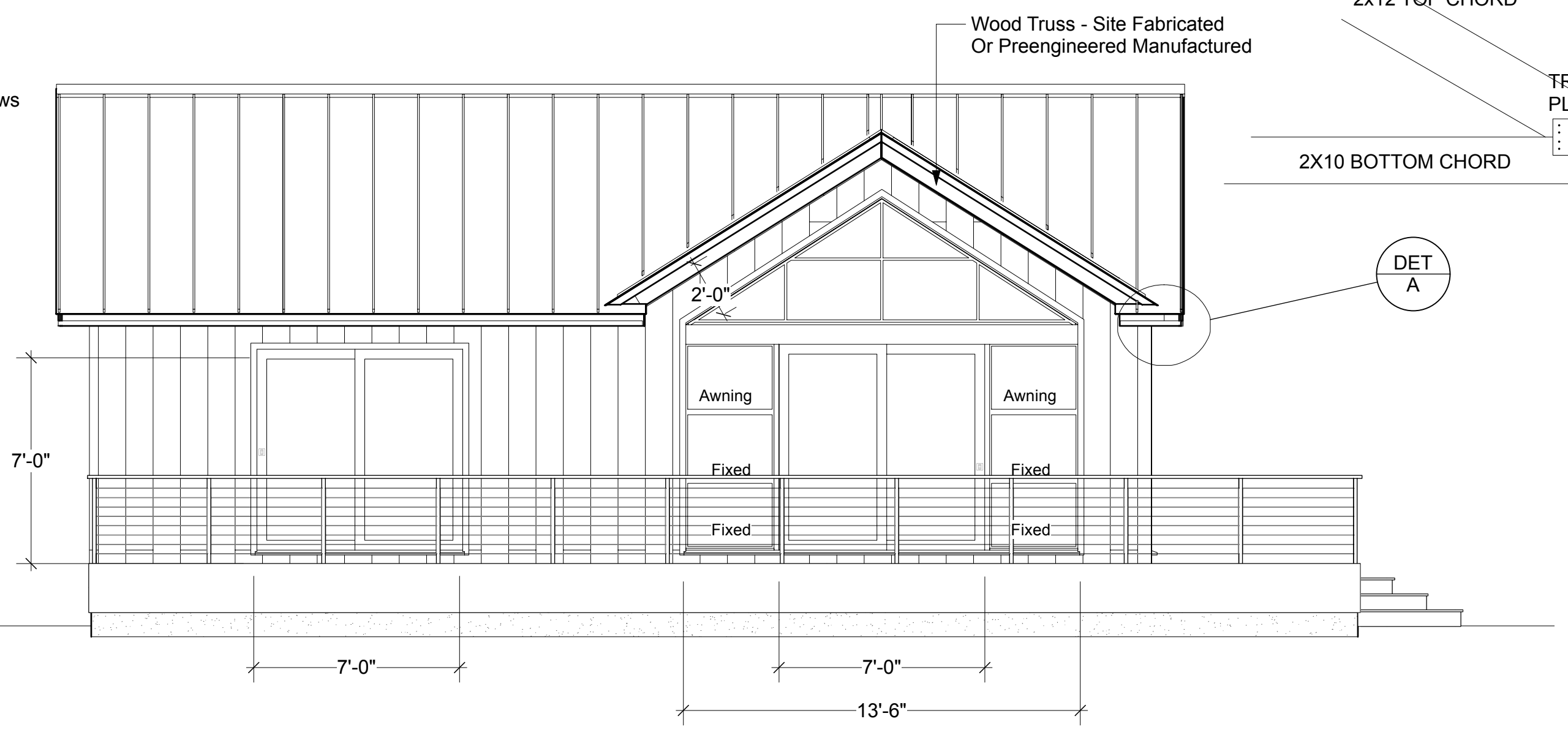
Windows:
 Marvin Ultimate Awning Crank Out Narrow Frame
 Unit Size: 36" W x 48"H
 Exterior Finish: Clad Ebony Black
 Interior Finish: Primed white
 Sticking option: Square
 Hardware: Push Out Handle
 Hardware Finish: Satin Nickel
 Glass: Standard, not decorative
 Screen: Standard Half Aluminum surround
 Mesh: Marvin Bright View
 *Casings: Flat
 *Subsill: A217

*Not sure if we need these

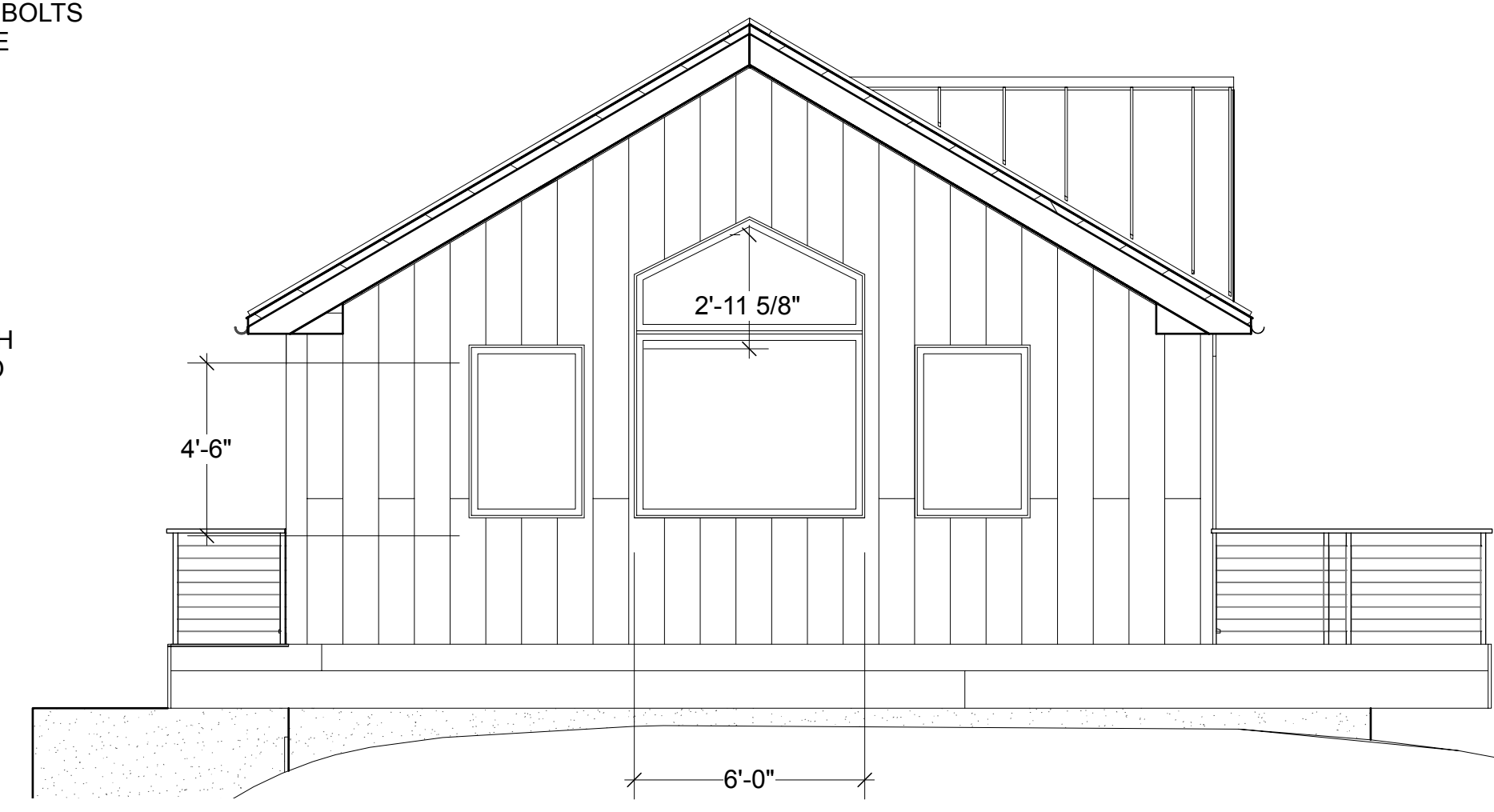
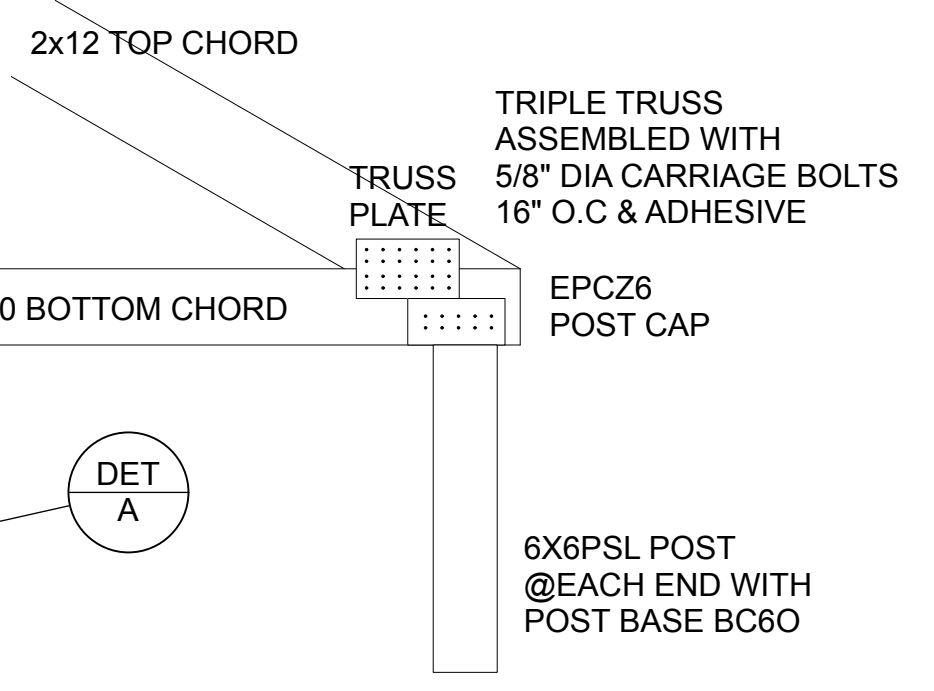
Upper Door: Finish to match windows
 Marvin Ultimate Swing
 Unit Size: 34" W x 84"H
 Exterior Finish: Clad Ebony Black
 Interior Finish: Primed white
 Hardware: Hoppe Contemporary
 Hardware Finish: Satin Nickel
 Glass: Standard
 Screen Door: Clad Ebony Black
 Mesh: Marvin Bright View

Sliding Door: Finish to match windows
 Marvin Ultimate Sliding Patio Door
 Unit Size: 84" W x 84"H
 Exterior Finish: Clad Ebony Black
 Interior Finish: Primed white
 Hardware: Hoppe Contemporary
 Hardware Finish: Satin Nickel
 Glass: Standard
 Screen Door: Clad Ebony Black
 Mesh: Marvin Bright View

Windows:
 Marvin Ultimate Custom
 Unit Size: 34" W x 48"H
 Exterior Finish: Clad Ebony Black
 Interior Finish: Primed white
 Sticking option: Square
 Hardware: Contemporary Lift Lock
 Hardware Finish: Satin Nickel
 Glass: Standard, not decorative
 Screen: Clad sliding door and awning windows
 Mesh: Marvin Bright View
 *Casings: Flat
 *Subsill: A217



A4.W West Elevation
 Scale: 1/4" = 1'-0"



A4.N North Elevation
 Scale: 1/4" = 1'-0"

Windows:
 Marvin Ultimate Awning Crank Out Narrow Frame
 Unit Size: 36" W x 54"H
 Exterior Finish: Clad Ebony Black
 Interior Finish: Primed white
 Sticking option: Square
 Hardware: Push Out Handle
 Hardware Finish: Satin Nickel
 Glass: Standard, not decorative
 Screen: Standard Half Aluminum surround
 Mesh: Marvin Bright View
 *Casings: Flat
 *Subsill: A217

*Not sure if we need these

Fixed Window:
 Marvin Ultimate Custom
 Unit Size: 60" W x 54"H
 Exterior Finish: Clad Ebony Black
 Interior Finish: Primed white
 Sticking option: Square
 Glass: Standard, not decorative

*Casings: Flat
 *Subsill: A217

*Not sure if we need these



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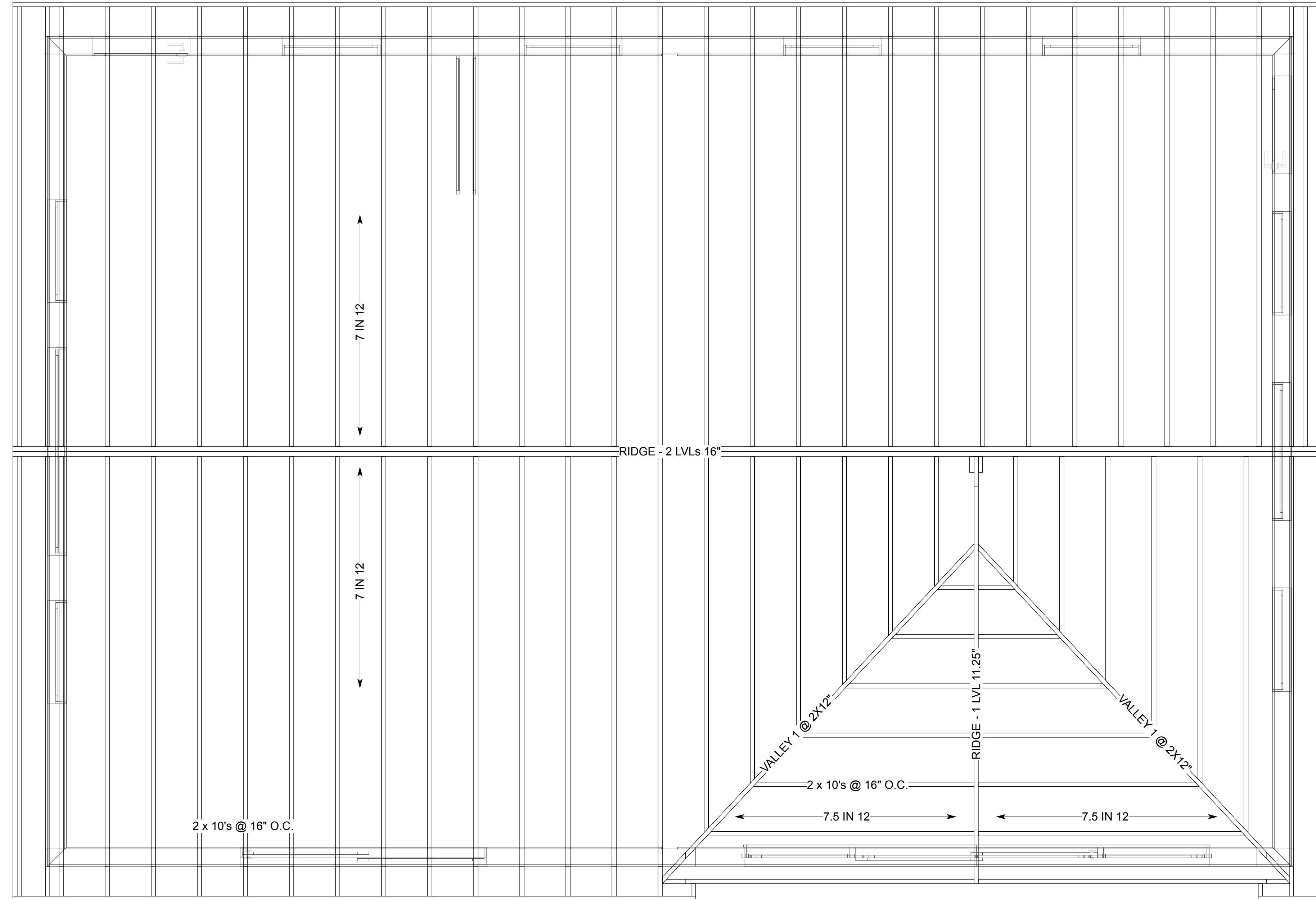
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ELEVATIONS
 Scale: 1/4" = 1'-0"

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A.4



- ROOF FRAMING SPECIFICATIONS**
1. ALL ROOF RAFTERS TO BE SPF#2 2X10 @16" O.C. UNLESS NOTED OTHERWISE
 2. PROVIDE L50 ANCHORS AT ALL RAFTERS TO WALL PLATE CONNECTIONS.
 3. PROVIDE 2-L50 ANCHORS AT ALL MULTIPLE RAFTERS.
 4. PROVIDE LS90 ANCHORS AT RAFTER TO RIDGE, HIP AND VALLEY CONNECTIONS.
 5. PROVIDE TWICE THE NUMBER OF NAILS SPECIFIED IN CODE AT ROOF ONLY.
 6. PROVIDE 50% MORE NAILS THAN THE NUMBER OF NAILS SPECIFIED IN CODE AT ALL OTHER AREAS.
 7. PROVIDE 5/8" CDX FIR PLY, OSB OR ZIP PLY 32/16 RATING STC II AT ROOF.
 8. PROVIDE JOIST HANGERS AT ALL BEAM CONNECTIONS PER "SIMPSONS" SPECIFICATIONS.
 9. PROVIDE METAL CONNECTIONS AT ALL POST AND BEAM CONNECTIONS OR PROVIDE 2 KING STUDS, ONE ON EITHER SIDE OF THE BEAM.
 10. REFER TO ARCHITECTURAL DRAWINGS FOR ALL OTHER DIMENSIONS.

R.1 **Roof Framing Plan**
Scale: 1/2" = 1'-0"



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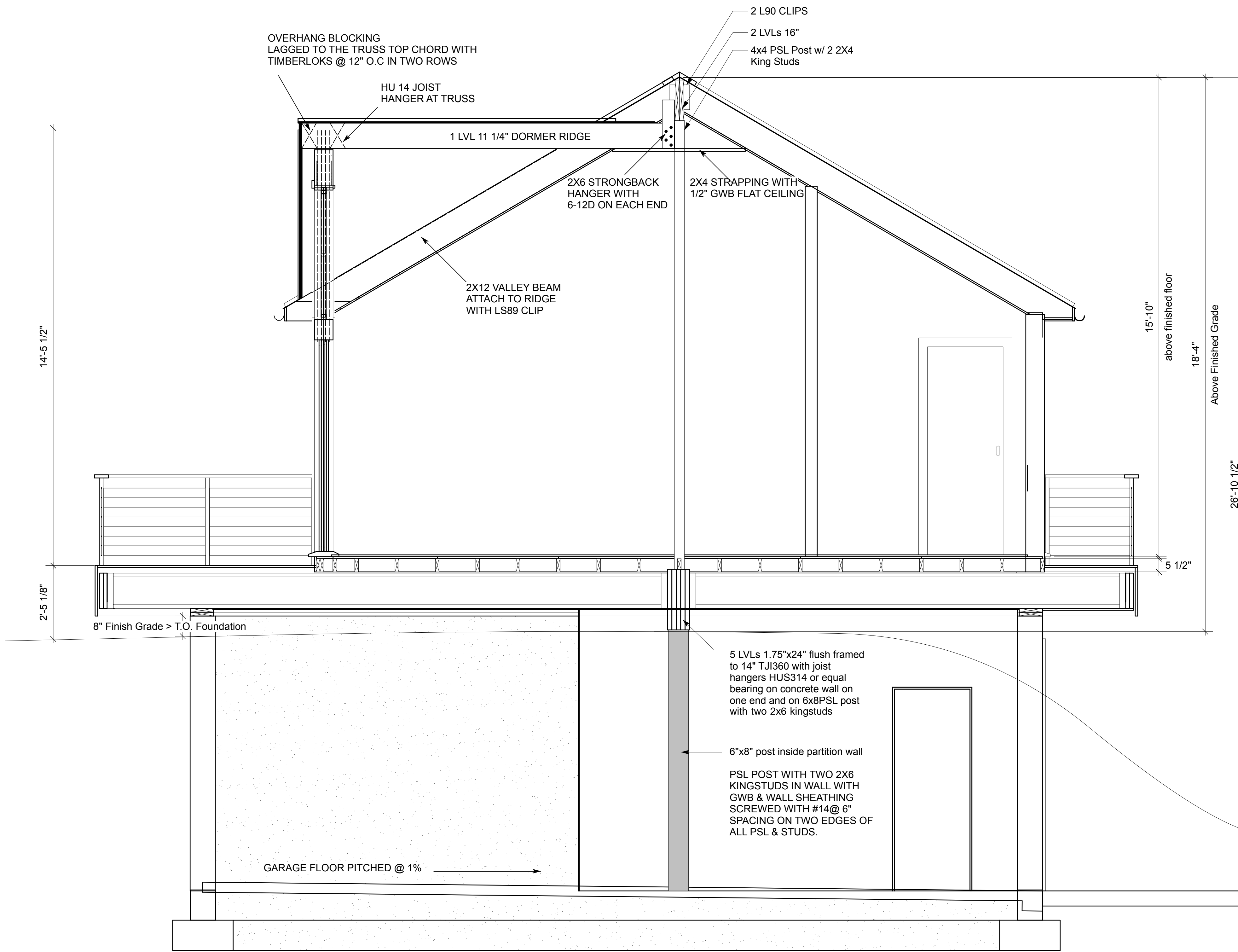
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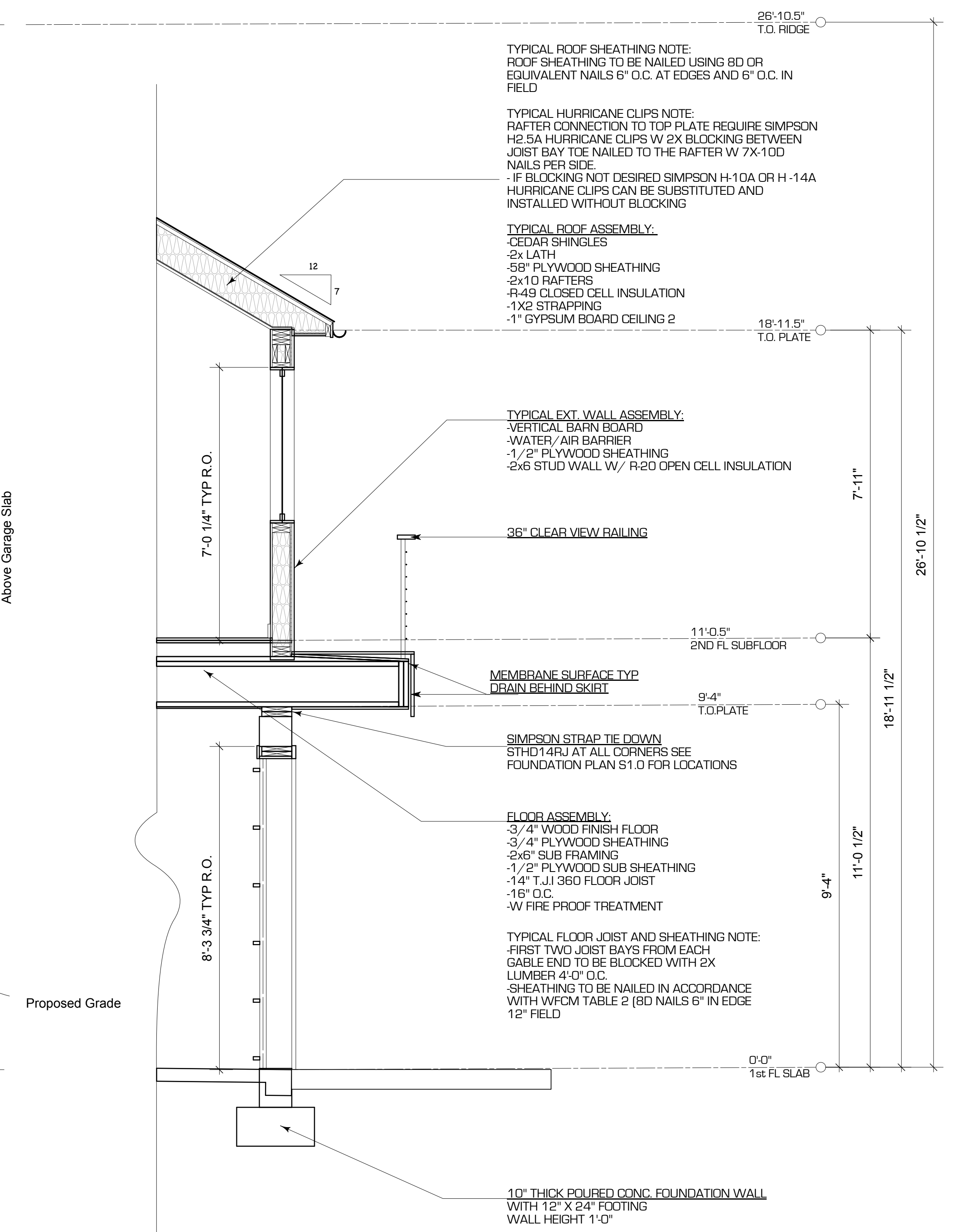
ROOF FRAMING PLAN
Scale: 1/2" = 1'-0"

ISSUED DATE:
1.02.2023

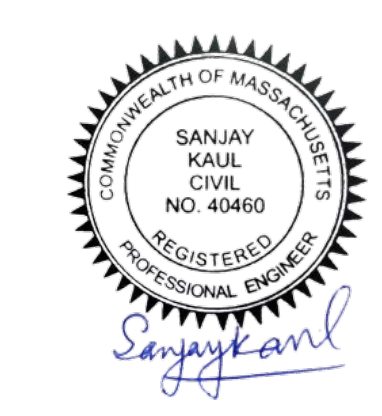
R.1



S.1S BUILDING SECTION SOUTH
Scale: 1/2" = 1'-0"



S.2S WALL SECTION SOUTH
Scale: 1/2" = 1'-0"



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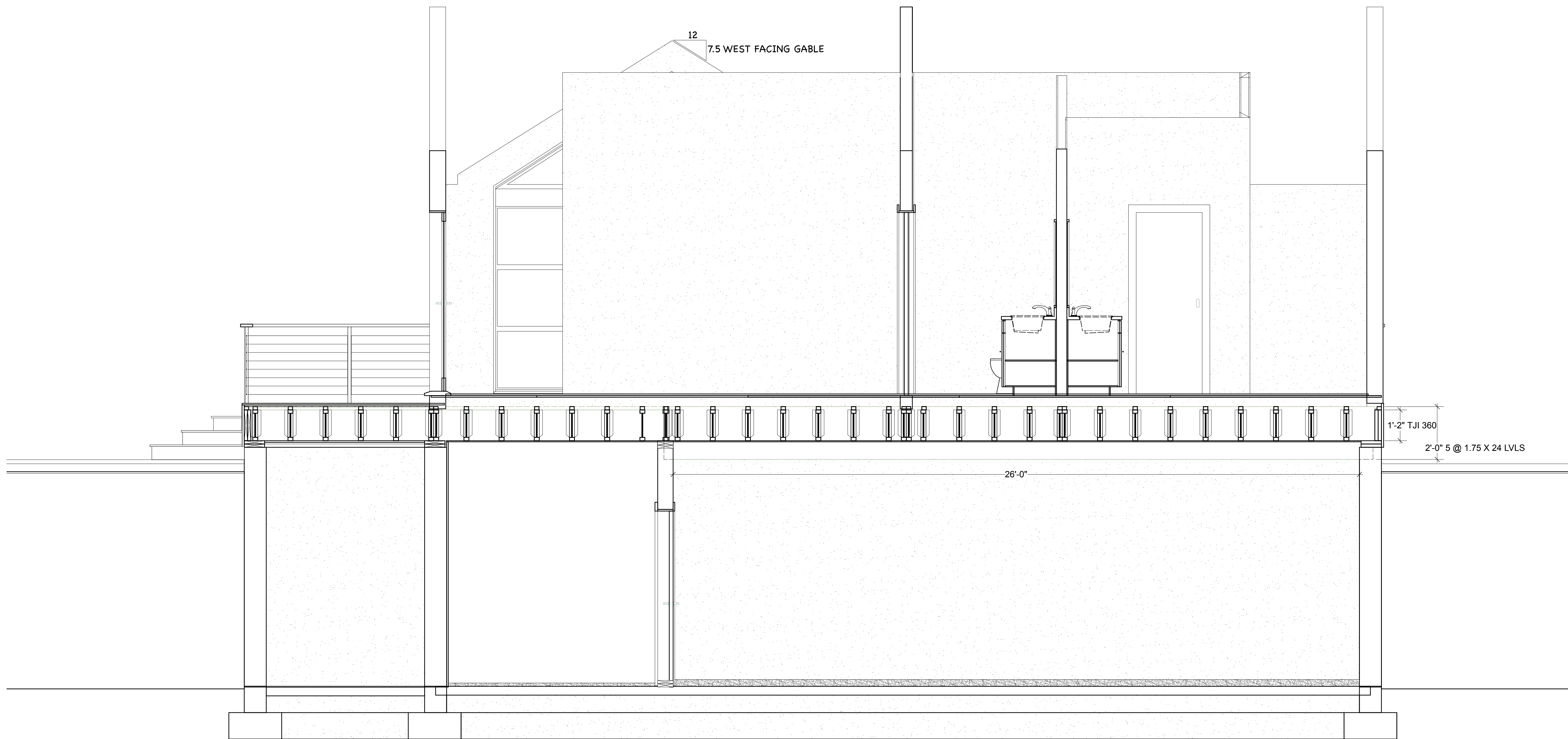
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SOUTH BUILDING SECTIONS
Scale: 1/2" = 1'-0"

ISSUED DATE:
12.21.2022

S.1S



S.2E BUILDING SECTION EAST
Scale: 1/2" = 1'-0"



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EAST BUILDING SECTION
Scale: 1/2" = 1'-0"

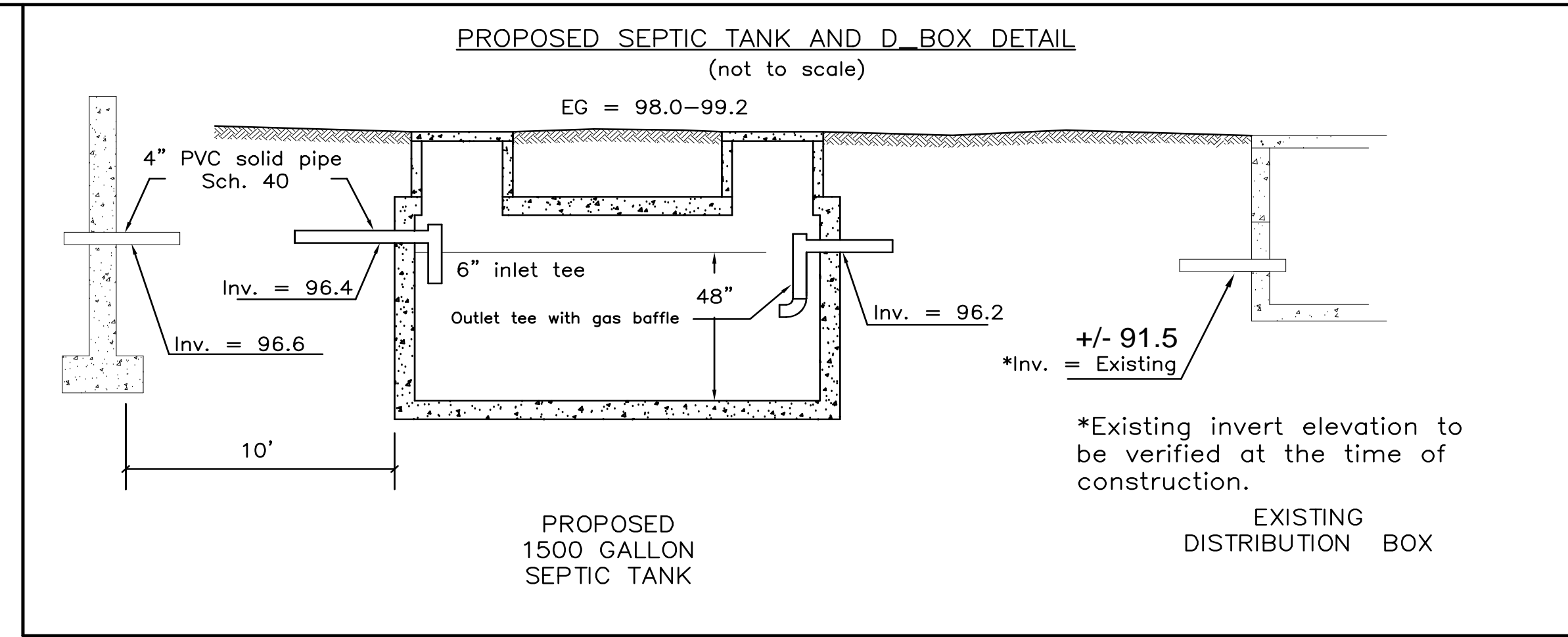
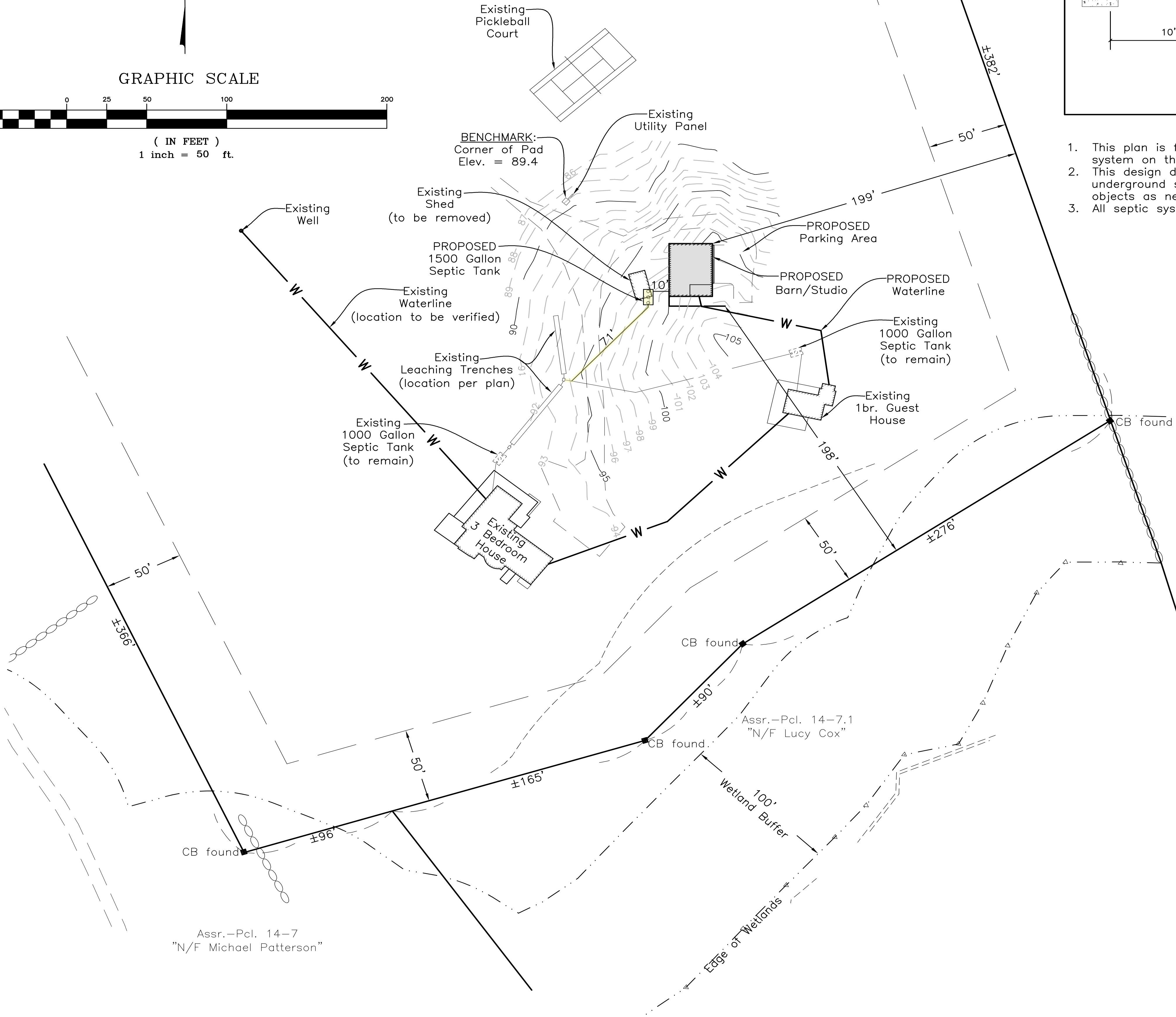
ISSUED DATE:
12.21.2022

S.2E

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



- NOTES:
1. This plan is for purpose of sewage tie-in of a proposed structure to the existing septic system on the lot.
 2. This design does not warrant the location of underground pipes, wires, utilities or other underground structures. The installer shall be responsible for locating and relocating these objects as necessary.
 3. All septic system construction shall conform to Title 5 requirements.

Assr.-Pcl. 14-8
"N/F Seven Gates Farm Corp."

Assr.-Pcl. 14-7.1
"N/F Lucy Cox"

Assr.-Pcl. 14-7
"N/F Michael Patterson"



Reid G. Silva
November 22, 2022

#35 Forest Road
Assr.-Pcl. 14-6
DATUM = ±U.S.G.S.

Septic Tie-In Plan
in West Tisbury, Mass.
Prepared for
Everett Bramhall

November 9, 2022 Scale: 1"=50'

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Septic Tie-In Plan
Scale: 1" = 50'

ISSUED DATE:
12.21.2022

S.3